029.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,073,800 / 1,073,800
					USE VALUE:	1,073,800 / 1,073,800
					ASSESSED:	1,073,800 / 1,073,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIN SHIUAN-LI
Owner 2:	HSIEH PEI-JUNG
Owner 3:	
Street 1:	21 HARLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	F4 PROPERTIES LLC -
Owner 2:	-
Street 1:	8 KEENAN ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 3130 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5021.000	612,200	5,100	456,500	1,073,800
Total Card	0.115	612,200	5,100	456,500	1,073,800
Total Parcel	0.115	612,200	5,100	456,500	1,073,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.12 /Parcel: 343.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20140

GIS Ref

GIS Ref

Insp Date 08/11/17

!2432!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 029.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	612,200	5100	5,021.	456,500	1,073,800		Year end	12/23/2021
2021	104	FV	584,100	5100	5,021.	456,500	1,045,700		Year End Roll	12/10/2020
2020	104	FV	584,100	5100	5,021.	456,500	1,045,700	1,045,700	Year End Roll	12/18/2019
2019	104	FV	427,300	5100	5,021.	485,000	917,400	917,400	Year End Roll	1/3/2019
2018	104	FV	427,300	5100	5,021.	353,800	786,200	786,200	Year End Roll	12/20/2017
2017	104	FV	400,300	5100	5,021.	308,100	713,500	713,500	Year End Roll	1/3/2017
2016	104	FV	400,300	5100	5,021.	262,500	667,900	667,900	Year End	1/4/2016
2015	104	FV	356,000	5100	5,021.	256,800	617,900	617,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:29:19

LAST REV

Date	Time
09/15/21	15:43:23
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2432

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
F4 PROPERTIES L	78276-485	1	7/19/2021		1,352,000	No	No		
GRIFFITH PHILIP	65621-215		6/26/2015		850,000	No	No		
GRIFFITH PHILIP	30264-565		6/7/1999	Family	99	No	No		
THORNHILL DANIE	26282-52		5/1/1996		268,000	No	No		Y

USER DEFINED

Prior Id # 1:	20140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2009	501	Redo Bat	22,000					REDO 2 FBTHS / REP

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
8/11/2017	MEAS&NOTICE	HS	Hanne S
6/28/2016	Sales Review	PT	Paul T
4/3/2009	Meas/Inspect	163	PATRIOT
3/17/2000	Inspected	264	PATRIOT
2/18/2000	Measured	263	PATRIOT
8/10/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5021		Sq. Ft.	Site		0	80.	1.14	1									456,505						456,500	

Total AC/HA:	0.11527	Total SF/SM:	5021	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,505	Spl Credit		Total:	456,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98551679
Const Adj.:	0.99989998
Adj $ / SQ:	177.375
Other Features:	122032
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	752122
Depreciation:	139895
Depreciated Total:	612227

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	15	BRs:	7	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

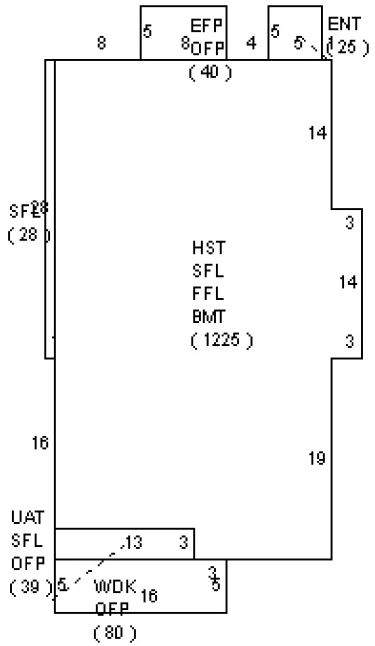
No Unit	RMS	BRS	FL
1	7	3	
1	8	4	
Totals			
2	15	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.38
Special Features:	0	Val/Su Net:	131.15
Final Total:	612200	Val/Su SzAd	195.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,292	177.380	229,169
BMT	Basement	1,225	53.210	65,185
FFL	First Floor	1,225	177.380	217,285
HST	Half Story	613	177.380	108,642
OFP	Open Porch	159	26.870	4,273
WDK	Deck	80	16.000	1,280
EFP	Enclos Porch	40	72.590	2,904
ENT	ENTRY	25	26.400	660
	Net Sketched Area:	4,668	Total:	630,090
Size Ad	3129.5	Gross Area	5310	FinArea 3130

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

029.0-0003-0016.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100